

**Rye  
View**  
HOMES







## Sheridan House

High Wycombe, Buckinghamshire  
HP12 4SF

**Leasehold**  
**Offers in Excess of £227,500**

- Two Double Bedrooms
- First Floor Apartment
- Security Entry Phone System
- Allocated Parking
- Double Glazing

- Gas Central Heating
- Easy Access to J4 of M40
- Ideal Buy to Let Investment
- Ideal First Time Purchase
- No Onward Chain

RyeView Homes welcome to the market this modern, two bedroom, first floor apartment, situated within a highly regarded development to the South West of High Wycombe town centre.

The property comprises in brief; communal entrance, entrance hall, L-shaped living room/ dining room/ kitchen, two double bedrooms, master en-suite shower room and family bathroom.

Ideal first time purchase or buy to let investment.

The accommodation in further detail comprises: (all measurements being approximate only)

### **Communal Entrance**

Security entry phone system.

### **Entrance Hall**

Wall mounted security entry phone, radiator, carpeted flooring.

### **Reception Room/ Kitchen**

21' 9" (6.63m) x 16' (4.88m) (L-shaped maximum measurements):

Modern L-shaped open-plan living room/ dining room/ kitchen with double-glazed window to rear aspect, integrated oven, gas hob, integrated fridge freezer, washing machine, radiator, wood effect flooring in kitchen, carpeted flooring in living area, double-glazed French doors to Juliet balcony.

### **Bedroom One**

11' 2" (3.40m) x 9' 2" (2.79m):

Master bedroom with double-glazed window to front aspect, radiator, carpeted flooring, door to en-suite shower room.

### **En-suite**

Master en-suite with shower cubicle, WC, wash hand basin, heated towel rail, tile effect flooring.

### **Bedroom Two**

9' 8" (2.95m) x 9' 1" (2.77m):

Double-glazed window to front aspect, radiator, carpeted flooring.

### **Bathroom**

Family bathroom fitted with three-piece suite comprising panel enclosed bath, WC and wash hand basin, tile effect flooring.

### **Outside**

Residents parking

### **Tenure**

Advised by vendor - Leasehold

### **Lease**

Advised by vendor - 109 years

### **Service Charge**

Advised by vendor - £1600.00 per annum

### **Ground Rent**

Advised by vendor - £250.00 per annum

### **Council Tax Band**

C

### **Viewing**

Strictly by appointment only

NOTE: These particulars are intended only as a guide to prospective viewers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective applicant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. Agents Notes: Under the 1979 Estate Agents Act we are obliged to inform all potential viewers that the owner of this property is related to an employee of RyeView Homes.



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